

TOWN OF POMFRET  
PLANNING & ZONING COMMISSION  
JULY 21, 2021, PUBLIC HEARING/MEETING MINUTES (AMENDED)

Prior to the Public Hearing, P. Allegretti made a motion to seat P. Mann for J. Rivers. R. Huoppi seconded. All in favor.

**I. Public Hearing**

- A. Woodstock Building Associates for Peter Trudo, 2 Evelyn Circle**, special permit for an in-law apartment. D. Porter was present and spoke for the applicant. After minor discussion, B. Champany made a motion to close the public hearing. R. Wishart seconded. All in favor.
- B. Robert & Joan Macneil, 73 Cooney Road**, application for a 2-lot re-subdivision. Request was made by P. Archer to continue this public hearing and the following public hearing to our next meeting on 8/18/21. P. Mann made a motion to continue the public hearings for these two accounts until the 8/18/21 meeting. R. Huoppi seconded. All in favor.
- C. Robert & Joan Macneil, 73 Cooney Road**, special permit application for a rear lot from a 2-lot re-subdivision. See Item I-B above.

**II. Regular Meeting**

- A. Roll Call** – R. DiBonaventura, P. Allegretti, R. Huoppi, R. Wishart, B. Champany, P. Mann, R. Brais, M. Nicholson, D. Merriam, D. Porter, C. Tracy, B. Woodis, S. Jarret, and S. Malloy. Absent: J. Rabbitt, J. Rivers, M. Hart, L. Grossman, and N. Stellitano.
- B. Items to add to the agenda** – C. Tracy sent paperwork regarding Sustainable CT and would like to speak to the commission about it. R. DiBonaventura made a motion to move this item to Section IV-C of the agenda. P. Mann seconded. All in favor.
- C. Approve minutes of meeting of June 16, 2021** – R. Wishart made motion to approve the minutes as submitted. P. Allegretti seconded. All in favor.
- D. Pending Applications:**
  - 1. Woodstock Building Associates for Peter Trudo, 2 Evelyn Circle**, special permit for an in-law apartment. R. DiBonaventura read the waiver request into the record. P. Mann made motion to waive Section 14.4.2 a-cc. R. Huoppi seconded. All in favor. P. Allegretti said they already have parking for 4 vehicles so that's suitable. P. Allegretti made a motion to approve the special permit application for Peter Trudo for an in-law apartment. P. Mann seconded. All in favor.
  - 2. Robert & Joan Macneil, 73 Cooney Road**, application for a 2-lot re-subdivision. Continued to 8/18/21 meeting.
  - 3. Robert & Joan Macneil, 73 Cooney Road**, special permit application for a rear lot from a 2-lot re-subdivision. Continued to 8/18/21 meeting.

### **III. New Business**

#### **A. Acceptance of New Applications –**

- 1. Michael Wolchesky, Mashamoquet Averill Roads**, 3-lot subdivision. This application does not need a public hearing, but it does need to go before the Inland Wetland and Watercourses Commission. B. Woodis was present to speak for the applicant, who was also present. He said it would be a 3-lot subdivision with the first lot being where the cornfield is, the second lot in the middle with highest elevation, and the third lot would be on the other side of the bank towards Averill Road. It is zoned commercial, but it could be residential. The plans have been submitted to NDDH and we're just waiting for the application to pass through IWWC. P. Allegretti asked B. Woodis about the handling of water on top of the hill. B. Woodis said there is a little bit of sheet flow, but there are nice soils on the top, there is good perc flow, and there will be 2 curb cuts. This was continued to the 8/18/21 meeting.
- 2. Pomfret School, 398 Pomfret Street**, proposed faculty housing. B. Woodis was present to the applicant as was B. Bullied. They are looking to put in two new faculty housing buildings. It is a grassy hillside with a gradual uphill. No septic system or water will be required. The utilities are nearby, and they don't need any outside approvals. They have already been approved by IWWC. There will be limited land disturbance with no tree removals. P. Allegretti asked about the property line. R. Brais said it is about 650' from the road. B. Woodis said it is all one big lot. This needs to move forward quickly to start in August before school starts. R. DiBonaventura said that this is a very straight forward application. P. Allegretti said he would have no problem finalizing this tonight. Besides, Pomfret School isn't going anywhere. B. Bullied mentioned that they have several options including cement board, clap board, or cedar clapboard. P. Allegretti made a motion to approve the application as presented. B. Champney seconded. P. Mann said that if Jamie finds something, the school will work with him for approval. Vote was taken with all in favor.
- 3. Wayne Orlowski for Peter Schultz, 69 Ragged Hill Road**, special permit for a 22' x 46' building. Commission received the application tonight. No one was present to speak for the application. P. Mann made a motion to schedule a public hearing for 8/18/21 at 7pm. B. Champney seconded. All in favor. Applicant needs to be notified about submitting a waiver request and the clerk can help with the abutter list and letter.
- 4. J.A.S. Design & Screen-Printing Studio, 589 Pomfret Street**, special permit application for a manual screen-printing, embroidery, graphic/web design, sublimation/heat press products, and photography. Keeping with the theme of the house, we plan to maintain the garden and presence that Martha's Herbery had by offering small gatherings like baby/bridal showers, yoga, etc. in the garden area. Seth Jarret and Shannon Malloy were present to speak for the application. P. Allegretti asked how the property was zoned. R. Brais said he believes it is village commercial. P. Mann made a motion to schedule a public hearing for 8/18/21 at 7pm. B. Champney seconded. All in favor. The

applicants gave an overview of their proposed business. They intend to use the garden for photography. They are already established in RI, where they opened in 2014. Both applicants have education with graphic design, etc. P. Allegretti asked where they are regarding the property. Shannon said that the contract will be signed upon contingency of approval. Seth said they will be updating the septic. He said they are referral based but it is about 50-50 referrals and walk-ins. Shannon said they get about 5-6 walk-ins a week. R. Brais said they would need further approvals to hold an art festival, etc. at the site. R. DiBonaventura told the applicants they would need a letter from the owner of the property, and we would see them next month.

**B. Citizen's Comments – C.** Tracy said the commission is doing a great job.

**C. Correspondence – none**

**1. ZEO Report – Permits Issued:**

- a. 351 Mashamoquet Road – Ken Corbin – 12' x 16' horse run-in shelter
- b. 73 Kearney Road – Shawn Bertram – 20' x 40' in ground pool
- c. 11 Amberg Drive – Kneeland – 10' x 14' shed

**2. Complaints/Violations**

- a. Barry Peloquin, 59 Longmeadow Drive, no change to property. Ed Higgins stated that the courts should be open around the end of May. Ryan and Atty. Higgins are sending a C&D letter out to the new property owner of record. Ryan had a meeting with Atty. Higgins and Atty. Cotnoir on July 16<sup>th</sup>. Atty. Cotnoir will be taking over the case. He is researching the best strategy to bring the new property owner into the process (7/21/21).
- b. 73 Fox Hill Road – the new house is complete. A temporary C.O. has been issued while the mobile home is being removed (7/21/21).
- c. 4 Nora Lane – P. Allegretti asked where we go from here; should we go into executive session? J. Rabbitt said there's possible litigation that could be discussed in executive session. The fines could be substantial. WE should double check with legal counsel. He is operating without a CO or Certificate of Compliance for over a year. P. Allegretti mentioned that the lights are a quality-of-life issue. P. Mann asked why weren't we trying to get him to comply? J. Rabbitt thought we should have R. Brais seek guidance from Atty. Higgins. P. Mann made a motion to have Ryan speak to Atty. Higgins and then have an executive session. P. Allegretti seconded. All in favor. Atty. Cotnoir will be taking over this issue. He and Ryan are strategizing on the best avenue to handle this matter (7/21/21).
- d. New complaint received regarding a filled in stream that flooded another property. Mr. Peloquin (59 Longmeadow Drive) is dumping materials into the stream. Ryan will check this out and get back to the commission.

**IV. Commission Business –**

**A.** Dwight Merriam with draft regulations for ADU's. Dwight went over his changes and updates. He went over each zone and the permitting that would be

needed, whether the ADU is contained, attached, or alone. After discussion, P. Allegretti thought that we are at the point to hold another workshop to prepare a draft, which could then go to public hearing. The workshop, including the public, will be held in September. M. Nicholson had a question regarding the water situation. D. Merriam said that would be up to the health department. He said we are creating a streamlined permitting process. M. Nicholson then asked about the architects who could set up prototypes. D. Merriam said he will organize architects to set up a guidebook. R. DiBonaventura then stated that we will set up and advertise a workshop on ADU's for the September 15<sup>th</sup> meeting. M. Nicholson added that the State is requiring Towns to do an affordable housing plan.

- B.** Set effective date for text amendment for Farm Distillery Restaurant. P. Allegretti made a motion to set the date as July 22, 2021. P. Mann seconded. All in favor.
- C.** C. Tracy regarding Sustainable CT. He spoke regarding the 12 criteria that the Town needs to achieve for Bronze Status. These things will be reviewed every 6 months. He said we need to not lose focus on the POCD. He needs some answers to what has been done. This helps the Town get State/Federal grant money. P. Allegretti asked what we get when we reach 200 points. C. Tracy said it raises our cache with the State. He also stated that our regulations need to be reviewed. M. Nicholson mentioned long-range plans and a branding study that should come in August.

- V. Adjournment**– B. Champany made a motion to adjourn. R. Wishart seconded the motion. All in favor. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated:\_\_\_\_\_